

**CALL TO ORDER:** Supervisor Julian called the regular meeting of the Kasson Township Board to order at 7:00 pm, with the Pledge of Allegiance.

**ROLL CALL:** Members Present: Greg Julian – Supervisor, Dana Boomer - Clerk, Tad Carter – Trustee, Roger Noonan – Trustee, Julia Carter – Treasurer (remote from home due to medical condition)  
Member(s) Absent: None  
Staff Present: Tim Cypher

**AMENDMENTS TO AGENDA** – The board briefly discussed the agenda. Boomer requested to table the discussion of the Master Plan until August, due to the numerous other discussion items on the agenda. **Noonan moved to approve the agenda as amended. T. Carter seconded. All in favor, motion carried.**

**PUBLIC COMMENT:** Yarrow Brown – Executive Director of Housing North – Speaking regarding the Brownfield Development Plan, she has submitted a letter of support for this Plan. Housing North is available as a housing resource for the township and county, and is fully in support of the Brownfield Development Plan.

Brittany Schwartz – She and her sons are Kasson Township residents, and she is a Habitat homeowner on Olivia Drive. She is speaking in support of the Brownfield Development Plan. She asks the township to embrace the Habitat homes in the Maple Crossings development. She was saddened by the lack of support from board members and the community at the last meeting.

Rick Robbins – He is concerned about the member participating remotely *and* voting. Boomer stated that Township Attorney Grier stated that individual members could participate and vote remotely due to either military service or a medical condition. *The board briefly discussed the matter and determined to continue on Grier's advice.*

Holly Monteith – She and her husband are Habitat homeowners in Maple City since 2019. She is here to support the Brownfield Plan approval through Habitat. They were born and raised here, and without Habitat, they would not have been able to afford to move to this area. They are active participants in the community and school district, and have found the community to be very welcoming. This approval will assist Habitat with welcoming in several more families to the community.

Kyle Monteith – He and Holly moved to Maple City as of 2019 as Habitat homeowners. He supports the Brownfield Plan. They are local to the area, and their family has lived in the area for years. Habitat for Humanity homeowners would be local to the region. The area lacks housing, and he hopes that this development will be supported.

**MINUTES** – The board discussed the minutes from the regular meeting on June 14, 2022. **Noonan moved, T. Carter seconded to approve the June 14, 2022 regular meeting minutes as presented. All in favor, motion carried.**

**PERTINENT COMMUNICATIONS:** Julian received letters of support regarding the Brownfield Development plan from Yarrow Brown, Lois Bahle, and Larry Mawby from Peninsula Housing.

**PRESENTATION:** None

#### **FINANCIAL REPORTS:**

- a) **TREASURER'S REPORT:** J. Carter had previously submitted the treasurer's report to the board. Receipts total \$85,697.89. Disbursements \$17,489.10. Balance \$672,138.24.
- b) **BUDGET REPORT:** Boomer presented the budget report through June. The board briefly discussed.
- c) **BILL APPROVAL** – Boomer presented the updated check detail. The board briefly discussed.  
**Noonan moved to pay the bills as presented; seconded by T. Carter. All in favor, motion carried.**

Boomer requested that \$5,000 be transferred to the debit card account – the account has been depleted through the purchase of office supplies and election supplies and needs to be refilled. **T. Carter moved, Noonan seconded to transfer \$5,000 from the checking account to the debit card account. All in favor, motion carried.**

#### **UNFINISHED BUSINESS:**

- a. **Cemeteries** – Boomer reported that Noonan had spoken with Mrs. Bright, who used to help her father with the East Kasson Cemetery, and Mrs. Bright stated that the plots were \$100 per plot. The board had consensus for Boomer to inform Mrs. Herrmann of this. Other projects regarding the cemeteries are ongoing.
- b. **Mining/Gravel Legislation** – There appeared to be some movement being made a couple of weeks ago, but no significant action was taken. The legislature is now on summer recess and will not be back in session until after Labor Day.
- c. **Sidewalk Ordinance** – No discussion - tabled
- d. **Brownfield Plan Approval (Habitat for Humanity)** – The board continued the discussion from the last meeting on the Brownfield Plan approval. John Gallagher, the County Treasurer, explained the history of the project, and similar projects in the area. He explained the context and use of Tax Increment Funding, which is what is being proposed with this plan. The Habitat Engineer, Jeff Hawkins, explained changes from the previous month. The proposal has had school operating taxes removed, as all of the housing units are assumed to be primary residences. The County Board of Commissioners held a public hearing on the project, but did not receive substantial public input. This is a new type of request that is still being explored. Habitat homeowners give back to their communities, and are a valued part of their communities. Wendy Irvin covered the various sources of funding for this project and other Habitat projects in the region. The ability to construct housing is becoming substantially more difficult and more expensive, and new partnerships are needed. Construction costs have gone up 30% or more. She is not certain if this project will be able to fully move forward without the Tax Increment Funding through the Brownfield Plan.

Noonan stated that all of the taxpayers in the township are subsidizing this plan, if it goes forward. All of the other land owners in the township contribute to the various millages, and if he voted for this project, he has to answer to those land owners and voters about why he

essentially donating their money to subsidize other incoming families. While he supports Habitat for Humanity, he disapproves of the Brownfield Plan Approval. Boomer has concerns with the Board essentially re-routing funds that the voters have approved for specific services through millages. She realizes that millage requests include language that some of the funding may be diverted to Brownfield Plans, but it still isn't necessarily right to take money that the voters agreed should go to the fire department, library, roads, and other services and use it to instead subsidize housing. She also thinks that the timing of the request is poor, and has a hard time seeing the project not moving forward, considering there are already foundations being placed on the site. T. Carter is opposed to any tax dollars funding a program of this sort. J. Carter is in agreement with Boomer and Noonan regarding their concerns on the subject.

Hawkins stated that there may be possibilities for a split of the tax funds, with a certain percentage being collected in taxes and a certain percentage going to the Brownfield Plan. Gallagher stated that the seed money from this project has come from a series of other housing projects that the Land Bank and Habitat has conducted in the county.

**T. Carter moves to deny the funding for the Brownfield Authority TIF Plan as presented. Boomer seconded for discussion.**

Noonan asked if the contribution from the township would go up based on construction costs going up. Hawkins stated construction costs will not affect township contributions – the only thing that would affect contributions would be changes in millage rates and the property assessment.

**T. Carter (aye), Julian (nay), J. Carter (nay), Noonan (nay), Boomer (nay). Motion failed.**

Boomer is not interested in approving the plan as presented, but would be interested in seeing a split proposal. Gallagher and Hawkins will work to develop a proposal for splitting the millage funding.

- e. **Cedar Area Fire & Rescue Strategic Plan Approval** – Last month, the plan was approved as written by Kasson and Centerville Townships, while Cleveland and Solon did not approve the plan. At the Fire Board meeting in July, there were minor changes made to the plan to clarify responsibility for capital infrastructure items. The townships that previously approved the plan were requested to re-approve the plan with the changes. **R. Noonan moved to approved the amended CAFR Strategic Plan, Boomer seconded. All in favor, motion carried.**

- f. **Other Unfinished Business - None**

#### **NEW BUSINESS –**

- a. **Metro Act Proposal** - Boomer had forwarded a Metro Act application from Point North, who is partnering with the county and Cherryland Electric to place additional fiberoptic cables in several locations in Kasson Township, including in locations along Sullivan, Bellinger and Kasson Roads and along M-72 and Maple City Road in the Davis Lake area. Lines will be placed above-ground where the routes correspond with existing Cherryland Electric poles, and below ground

in other areas. Grier has reviewed the plan and recommended approval. The approval would be for a 15 year period and would only allow the placement of the lines – no towers or other structures would be included in the approval. The board briefly discussed. **Noonan moved to approve the Metro Act application from Point North. T. Carter seconded. All in favor, motion carried.**

**b. Township Master Plan** – Tabled

**c. Other New Business** - None

#### **CAPITAL PROJECTS – EXPLORATION**

**a. Maple City Improvement Project** – The board continued the discussion of the improvement project in Maple City. Julian and T. Carter will continue to be the point people for this plan.

**b. Township Hall Renovation** – Julian spoke with Flaska about the possibility of attending a future meeting – Flaska is willing, but it will likely be fall before he is available.

**c. Fire Department Capital Improvements/MOU** – The MOU discussion has been discontinued. All four townships have agreed to start discussions regarding the interlocal agreement in the fall. Julian and Stein have been continuing the discussion regarding a site property, and there has been communication from the County regarding a possible collaboration with the Land Bank.

**REPORTS: Planning Commission (PC)** – There was no meeting in June. There will be a meeting in July.

**Zoning Administrator (ZA)** – Cypher had previously submitted written reports to the board, and summarized those at the meeting. The Krull composting operation has been maintaining compliance; this investigation will continue to be held open. Cypher has been working on compliance with conditions with the Lively property. Noonan asked about the former St. Rita's hall – he has had people ask about that being used as a residential use. Cypher stated that the building is now permitted as a single-family residence, but that Noonan should direct anyone with questions to him.

**Supervisor** – Julian summarized his activities for the month. He has received the PILT agreement from the County; the Board had consensus for Julian to sign the agreement.

**Assessor** – The Board of Review will be meeting July 19. Krombeen has been working on regular assessor business.

**Fire Board** – CAFR has been discussing various issues related to staffing recruitment and retention. State Representative O'Malley attended the meeting last week to discuss these issues. This is a state-wide and nation-wide issue, with many parts to the problem. Recent fire incidents in the township were discussed, and the mutual aid provided by other departments and reciprocated from Cedar to those departments.

**Clerk/Elections Report** – Absentee ballots have begun to be sent out, and training for election workers is being conducted. There will be an Election Commission meeting after the regular board meeting tonight to appoint election workers for August.

**COMMITTEE REPORTS: Hall Use and Buildings and Grounds Reports** – There are no issues with building and grounds. There is a church music group meeting the first Sunday of the month from 4-6 pm. There will be no use between now and the election. Julian will have the hall cleaned between the election and the August board meeting.

**PUBLIC COMMENT:** Mike Lanham – He thanked the Board for their diligence on the Brownfield Plan approval. He hopes to see all of the board members ask as many people as possible what their thoughts are on the Plan. Habitat for Humanity is a good program and affordable housing is a problem in the area.

**Britton Carter** – He is against the Brownfield Plan as a Kasson resident. He doesn't care what the amount is, it's a dangerous principle and precedent to set. Taxes are already high and are going to keep going up, and it's not fair for the Board to spend the citizen's dollars without asking their approval.

**John Gallagher** – There is a misconception regarding the dollars collected. These are not collected dollars that are being spent on the project. These are unrealized dollars that would not be realized without the project being completed. They are not taking the funding out of the fund balance, they are taking it from the unrealized funds.

**BOARD COMMENT:**

The next regular meeting will be Tuesday, August 9, 2022 at 7 pm.

**Motion** by Noonan to adjourn, second by Boomer / **All in favor, motion carried.** Meeting adjourned at 8:45 pm.

Submitted by:  
Dana Boomer, Township Clerk